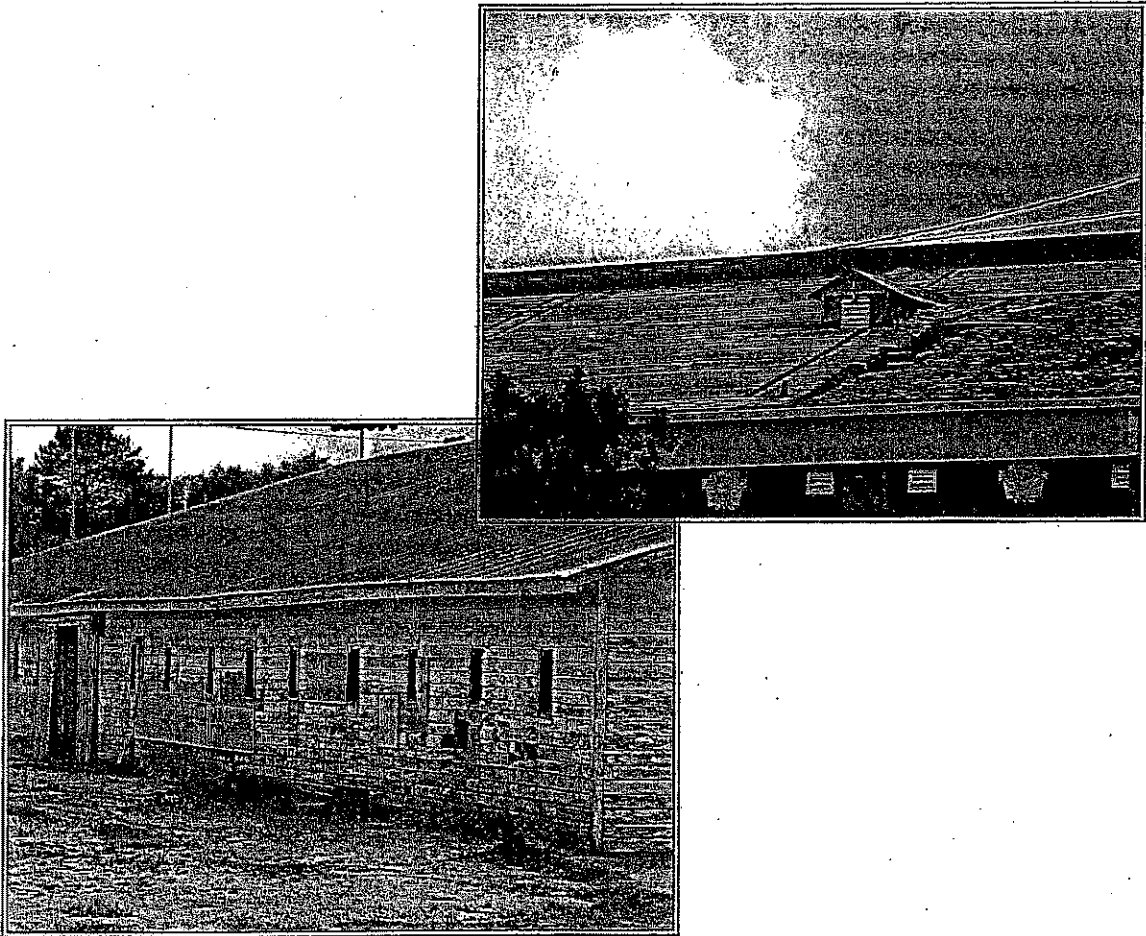


# LINCOLN, NEBRASKA

## STATE FAIR PARK REDEVELOPMENT AREA

### *BLIGHT & SUBSTANDARD DETERMINATION STUDY*



**PREPARED BY:**  
HANNA:KEELAN ASSOCIATES, P.C.  
Community Planning & Research  
Lincoln, Nebraska  
[www.hannakeelan.com](http://www.hannakeelan.com)

OCTOBER, 2009





DANIEL L. LINDSTROM  
dlindstrom@jonlaw.com

October 30, 2009

Mr. Joel D. Pedersen  
Attorney at Law  
238 Varner Hall  
3835 Holdrege Street  
Lincoln, NE 68583-0745

Re: Blight & Substandard Determination Study--State Fair Park  
Redevelopment Area

Dear Mr. Pedersen:

I have been asked by Tim Keelan of Hanna:Keelan Associates, P.C., to address this letter to you concerning the Blight & Substandard Determination Study for the State Fair Park Redevelopment Area prepared by Hanna:Keelan in October 2009 (the "Study"). It is my understanding that you are seeking an opinion from this firm concerning the contents of the Study and the Study's applicability to the Nebraska Community Development Law (the "Community Development Law").

By way of introduction, the undersigned has practiced law in Kearney, Nebraska with this firm since 1986 and I have been involved in Community Development Law matters since 1993 when I was first appointed to the board of the Kearney Redevelopment Authority, the agency primarily responsible for administration of the Community Development Law in the City of Kearney. After serving on the board for two years, and briefly chairing it, I resigned to become the Redevelopment Authority's attorney and have served in that role since approximately 1995. I have represented redevelopers and a number of communities in Greater Nebraska regarding redevelopment projects undertaken pursuant to the Community Development Law, including the use of tax increment financing. Further, I have presented information about the Nebraska Community Development Law to a number of groups, including the Nebraska Bar Association.

Mr. Joel D. Pedersen  
October 30, 2009  
Page Two

I have reviewed the Blight & Substandard Determination Study referenced above and have relied upon the information provided within the Study. I have not attempted to independently verify any of the factual information found in the Study, including legal descriptions or underlying documentation or field notes. The opinions expressed herein are based solely upon the foregoing information, and this letter is therefore limited to the factual information provided within the Study.

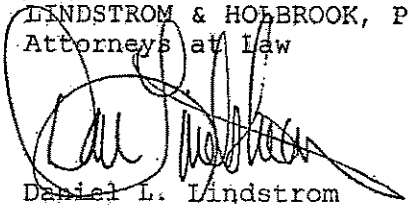
Based upon the information provided in the Study, it appears that the Study was conducted in an appropriate and diligent fashion, utilizing appropriate and relevant information from sources that would be considered reliable. Moreover, with regard to the conclusions in the Study, it is the opinion of the undersigned that the information provided in the Study appropriately addresses the criteria set forth in the Nebraska Community Development Law, and specifically the portions of that law defining "substandard areas" and "blighted areas," Neb.Rev.Stat. § 18-2103(10) and (11).

Further, in reviewing and relying upon the information conveyed in the Study, it is the opinion of the undersigned that the State Fair Park Redevelopment Area may legally be declared "blighted and substandard" under the provisions of the Nebraska Community Development Law, by the relevant governing body.

Please feel free to contact me concerning any further questions you have concerning the foregoing.

Very truly yours,

JACOBSEN, ORR, NELSON,  
LINDSTROM & HOLBROOK, P.C., L.L.C.  
Attorneys at Law



Daniel L. Lindstrom

DLL:rkr

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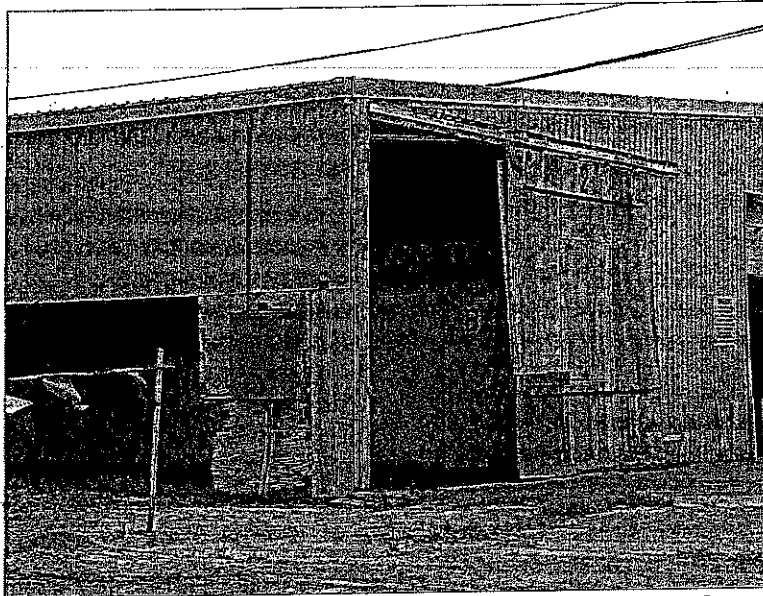
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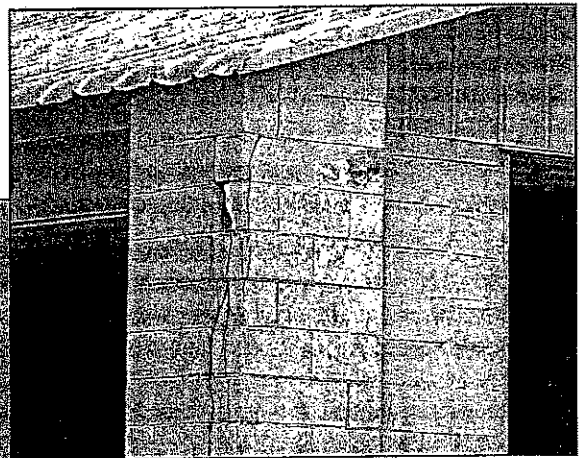
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# *BLIGHT AND SUBSTANDARD DETERMINATION STUDY*

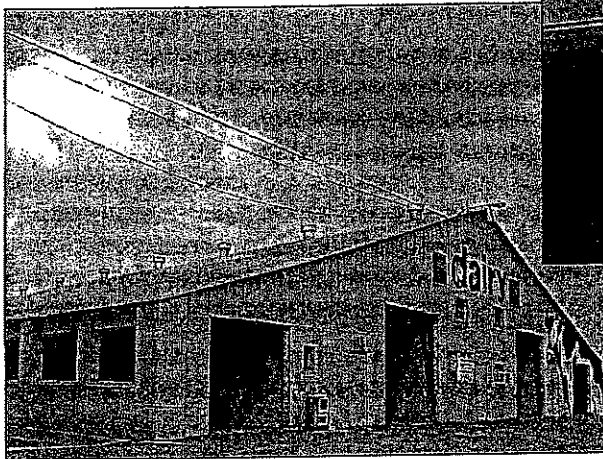
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Electrical breaker box attached to broken wall panel.



Detail of corner support column  
of the Dairy Barn. Extensive  
cracking in the concrete block  
support column.



# STATE FAIR PARK REDEVELOPMENT AREA BLIGHT & SUBSTANDARD DETERMINATION STUDY

## *EXECUTIVE SUMMARY*

### Purpose of Study/Conclusion

The purpose of this Study was to determine whether all or part of the designated State Fair Park Redevelopment Area, in Lincoln, Nebraska, qualified as a blighted and substandard area, within the definition set forth in the Nebraska Community Development Law, Section 18-2103.

The findings presented in this Blight and Substandard Determination Study are based on surveys and analyses conducted for the State Fair Park Redevelopment Area, referred to in this Study as the Redevelopment Area.

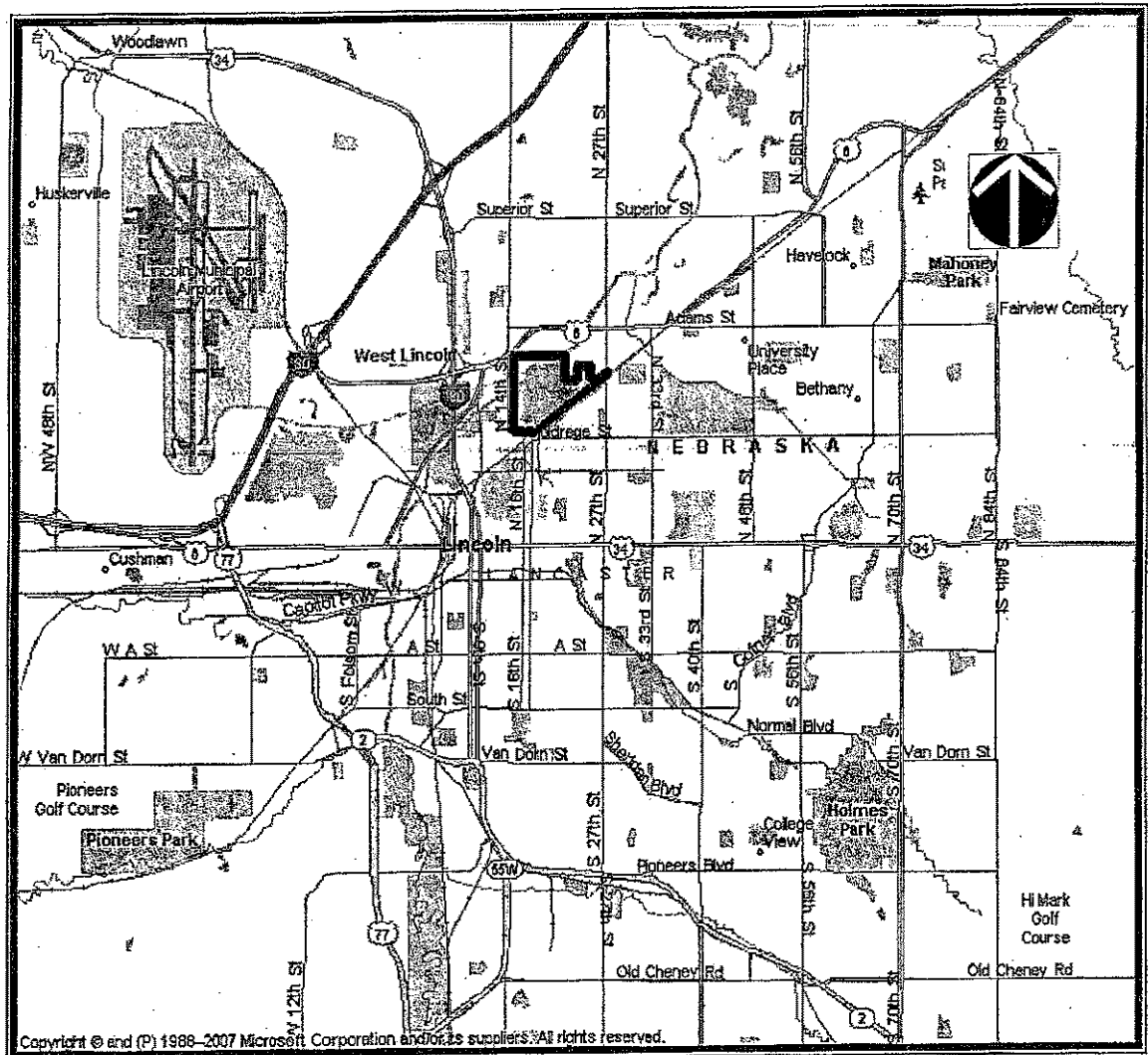
The State Fair Park Redevelopment Area is an estimated 251 acre public land use area (not including the R-O-Ws of Salt, Oak and Antelope Creeks), generally located from 14<sup>th</sup> to 27<sup>th</sup> Streets, between the Salt Creek and Burlington Northern and Santa Fe Railroad corridors in the City of Lincoln, Lancaster County, Nebraska. The Redevelopment Area is predominantly a public use "Park" with buildings and land areas intended to support the annual Nebraska State Fair.

The State Fair Park Redevelopment Area boundary is generally described as follows: an area within the City of Lincoln, Lancaster County, Nebraska, that includes all portions of Irregular Lots 14, 15, 45, 69, 71, 72, 73, 74, 75, 79, 80, 104, and 167 irregular tracts located in Section 13-T10N-R6E, of the 6<sup>th</sup> Principle Meridian.

Illustration 1 identifies the State Fair Park Redevelopment Area in context to the City of Lincoln.

Throughout this Study, the term "parcel" is used to identify land area occupied by individual, principal structures or other developed land uses. It is apparent that type, use and age of structures vary, thus requiring the need to evaluate structures and their immediate built upon land area or parcel on an individual bases. The parcel that these structures occupy has their own distinct development characteristics, such as sidewalks, driveways, landscaping, etc. Several of these parcels may exist within the boundary of a single tract. For purposes of exploring blight and substandard conditions, the planning process is benefited by delineating development patterns by the "parcel" associated with principle structure(s), or individual use of a portion of land, as opposed to legal tracts.

# CITY CONTEXT MAP STATE FAIR PARK REDEVELOPMENT AREA LINCOLN, NEBRASKA



HANNA:KEELAN ASSOCIATES, P.C. 2009



= BOUNDARY OF REDEVELOPMENT AREA

## ILLUSTRATION 1

State Fair Park Redevelopment Area  
Blight and Substandard Determination Study



### ***SUBSTANDARD AREA***

As set forth in the Nebraska legislation, a substandard area shall mean one which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the presence of:

1. Dilapidated/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
  - (a) High density of population and overcrowding; or
  - (b) The existence of conditions which endanger life or property by fire and other causes; or
  - (c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

This evaluation included a detailed exterior structural survey of 59 structures, field inventory of above ground infrastructure, conversations with pertinent State Fair staff, City of Lincoln department staff and a review of available reports and documents containing information on underground infrastructure that together substantiated the existence of substandard conditions.

### ***BLIGHTED AREA***

As set forth in the Section 18-2103 (11) Nebraska Revised Statutes (Cumulative Supplement 1994), a blighted area shall mean "an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;

8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists;
  1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
  2. The average age of the residential or commercial units in the area is at least 40 years;
  3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for 40 years and has remained unimproved during that time;
  4. The per capita income of the study or designated blighted area is lower than the average per capita income of the city or village in which the area is designated; or
  5. The area has had either stable or decreasing population based on the last two decennial censuses."

While it may be concluded the mere presence of a majority of the stated factors may be sufficient to make a finding of blighted and substandard, this evaluation was made on the basis that existing blighted and substandard factors must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of blighted and substandard factors throughout the Redevelopment Area must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are blighted.

On the basis of this approach, the State Fair Park Redevelopment Area is found to be eligible as "blighted" and "substandard," within the definition set forth in the legislation. Specifically:

### ***SUBSTANDARD FACTORS***

Of the four Substandard Factors set forth in the Nebraska Community Development Law, all four Factors are present to a strong extent in the State Fair Park Redevelopment Area.

The Substandard Factors are reasonably distributed throughout the Redevelopment Area.

**TABLE 1  
SUBSTANDARD FACTORS  
STATE FAIR PARK REDEVELOPMENT AREA  
LINCOLN, NEBRASKA**

- |    |   |   |
|----|---|---|
| 1. | Dilapidated/deterioration.  | ☑ |
| 2. | Age or obsolescence.  | ☑ |
| 3. | Inadequate provision for ventilation, light, air, sanitation or open spaces.      | ☑ |
| 4. | Existence of conditions which endanger life or property by fire and other causes. | ☑ |

**Strong Presence of Factor** ☑

**Reasonable Presence of Factor** ▣

**Little or No Presence of Factor** ○

Source: Hanna:Keelan Associates, P.C., 2009

## ***STRONG PRESENCE OF FACTOR***

The structural conditions survey of primary buildings in the Redevelopment Area determined that 33, or 55.9 percent of the 59 total structures are *deteriorating or dilapidated*. This Factor is a strong presence throughout the Area.

Based on the results of a parcel-by-parcel field analysis and verification with a 2000 "Facilities Assessment", approximately 27 (45.8 percent) of the total 59 structures within the Redevelopment Area are *40+ years of age* (built prior to 1969). The Factor of age or obsolescence is a strong presence in the Redevelopment Area.

The conditions which result in *inadequate provision for ventilation, light, air, sanitation or open space* are strongly present and distributed throughout the Redevelopment Area. Primary Factors contributing to this finding include the advanced age and related conditions of the State Fair grounds privately owned water and sanitary and storm water sewer mains and more than half of the parcels examined have "fair" to "poor" overall site conditions.

The parcel-by-parcel field analysis determined that the substandard factor *existence of conditions which endanger life or property* by fire and other causes is a strong presence throughout the Redevelopment Area. The primary contributing factors include wood frame buildings and masonry or structural steel buildings with wood frame components that are potential fire hazards. Over 55 percent of the buildings were also observed to be deteriorating or dilapidated, properties with excessive debris and large vacant areas lacking adequate water and sanitary sewer service. Developed areas also have infrastructure evaluated as part of the "overall site condition" of each parcel including streets, parking areas, sidewalks, curb and gutters in deteriorated condition.

*The prevailing substandard conditions evident in buildings and the public infrastructure, as determined by the field survey, include:*

1. Deteriorating/dilapidated structures;
2. Aging structures;
3. Wood frame buildings and masonry or structural steel buildings with wood structural components were observed as potential fire hazards;
4. "Fair" to "Poor" overall site conditions; and
5. Aging and deteriorated condition of private infrastructure systems such as streets, parking areas, sidewalks and curb and gutters, as well as underground utilities.

## ***BLIGHT FACTORS***

Of the 12 Blight Factors set forth in the Nebraska Community Development Law, nine are present to a strong extent in the State Fair Park Redevelopment Area. The Factors of "diversity of ownership" and "tax or special assessment exceeding the fair value of land" were determined not to be Blighted Factors. The Factor of "defective or unusual condition of title" was not reviewed. Blight Factors are reasonably distributed throughout the State Fair Park Redevelopment Area.

**TABLE 2  
BLIGHT FACTORS  
STATE FAIR PARK REDEVELOPMENT AREA  
LINCOLN, NEBRASKA**

1.	A substantial number of dilapidated or deteriorating structures.	☑
2.	Existence of defective or inadequate street layout.	☑
3.	Faulty lot layout in relation to size, adequacy, accessibility or usefulness.	☑
4.	Insanitary or unsafe conditions.	☑
5.	Deterioration of site or other improvements.	☑
6.	Diversity of Ownership.	○
7.	Tax or special assessment exceeding the fair value of land.	○
8.	Defective or unusual condition of title.	NR
9.	Improper subdivision or obsolete platting.	☑
10.	The existence of conditions which endanger life or property by fire or other causes.	☑
11.	Other environmental and blighting factors.	☑
12.	One of the other five conditions.	☑
	Strong Presence of Factor	☑
	Reasonable Presence of Factor	☐
	Little or No Presence of Factor	○
	Not Reviewed	NR

Source: Hanna:Keelan Associates, P.C., 2009

## ***STRONG PRESENCE OF FACTOR***

*Deteriorated or dilapidated structures* are a strong presence in the Redevelopment Area. Approximately 56 percent of the 59 structures are in deteriorated or dilapidated condition.

*Defective or inadequate street layout* is strongly present, primarily due to street conditions rated as "fair" to "poor," large areas of land without platted street access and the lack of sidewalks throughout the entire Redevelopment Area.

*Faulty lot layout* exists to a strong extent throughout the Redevelopment Area. Conditions contributing to the presence of this Factor include inadequately sized lots and lots that are of odd or irregular shape, which limit usefulness.

*Insanitary or unsafe conditions* are strongly present throughout the Redevelopment Area. Contributing factors included 52.6 percent of the total 70 individually developed parcels having "fair" to "poor" overall site condition and the advanced age of the State Fair grounds privately owned underground utility systems.

*Deterioration of site or other improvements* is a strong presence throughout the Redevelopment Area. A significant number and percentage of parcels in the Area have "fair" to "poor" overall site conditions. Deteriorating infrastructure in combination with deteriorating and/or dilapidated structures in the oldest portions of the Redevelopment Area also contributed to the strong presence of this Factor.

*Improper subdivision or obsolete platting* is a strong presence throughout the Redevelopment Area. Generally, irregular tracts of land are excessively large, irregular shaped and lack accessibility to infrastructure to support efficient development or redevelopment efforts of individual parcels, based on today's planning standards.

*The existence of conditions which endanger life or property by fire or other causes* is strongly present throughout the Redevelopment Area. Approximately 46 percent of the 59 total structures are 40+ years of age and over 52 percent of the parcels have "fair" to "poor" overall site condition. Additionally, the oldest portions of the Redevelopment Area have water and sanitary sewer mains approaching 50+ years of age.

In regards to *other environmental and Blighting Factors*, the presence of economically and functionally obsolescent land uses is strongly present throughout the Redevelopment Area.

*One of the required five additional blight factors* has a strong presence throughout the Redevelopment Area. According to the field analysis and public records, the average age of buildings throughout the Redevelopment Area is at least 40+ years of age.

## Conclusion

It is the conclusion of the Consultant that the number, degree and distribution of substandard and blighting factors, as documented in this Study, are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the Nebraska Community Development Law. It is also the opinion of the Consultant, that the findings of this Blight and Substandard Determination Study warrant designating the State Fair Park Redevelopment Area as "substandard" and "blighted."

The conclusions presented in this Study are those of the Consultant engaged to examine whether conditions of blight and substandard exist. The Study should be presented to the City of Lincoln for review and, if satisfied with the summary of findings contained herein, the Lincoln City Council may adopt a resolution making a finding of blight and substandard for the State Fair Park Redevelopment Area and this Study a part of the public record.



Lincoln-Lancaster County 555 South 10th Street / Suite 213  
 Planning Department Lincoln, Nebraska 68508  
 Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377

Lynn Sunderman, Chair  
 City-County  
 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

December 31, 2009

TO: Neighborhood Associations/Organizations  
 Bernie Heier, Chair, Lancaster County Board of Commissioners  
 Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools  
 Educational Service Unit #18, c/o David Myers  
 Board of Regents, University of Nebraska-Lincoln  
 President, Southeast Community College  
 Glenn Johnson, Lower Platte South Natural Resources District

RE: **Miscellaneous #09010 - Declaration of Blighted and Substandard Area**  
 (State Fair Park - 14<sup>th</sup> Street to 27<sup>th</sup> Street, between the Salt Creek and Burlington Northern and Santa Fe Railroad corridors)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Miscellaneous No. 09010**, requested by the Director of the Urban Development Department, to determine whether all or part of the designated **State Fair Park Redevelopment Area**, qualifies as a blighted and substandard area. The "State Fair Park Redevelopment Area Blight and Substandard Determination Study" finds that the designated **State Fair Park Redevelopment Area** meets the requirements of the Nebraska Community Development Law for designation as both a "blighted" and "substandard" area.

The **State Fair Park Redevelopment Area** consists of an estimated 251 acres of public land use area (not including the rights-of-way of Salt, Oak and Antelope Creeks), generally located from 14<sup>th</sup> Street to 27<sup>th</sup> Street, between the Salt Creek and Burlington Northern and Santa Fe Railroad corridors. A map showing the boundaries and a copy of the Executive Summary of the Blight and Substandard Determination Study are attached.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, January 13, 2010**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at 1:00 p.m. in the City Council Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department at 402-441-7606 or [whjermstad@lincoln.ne.gov](mailto:whjermstad@lincoln.ne.gov); or the project planner in the Planning Department, Brandon Garrett, at 402-441-6373 or [bgarrett@lincoln.ne.gov](mailto:bgarrett@lincoln.ne.gov). You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to [plan@lincoln.ne.gov](mailto:plan@lincoln.ne.gov), or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, January 7, 2010, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at [lincoln.ne.gov](http://lincoln.ne.gov) (keyword = pcagenda).

Sincerely,  
  
 Jean Preister  
 Administrative Officer

cc: David Landis, Urban Development  
 Wynn Hjermstad, Urban Development  
 Rick Peo, Chief Assistant City Attorney  
 Norm Agena, County Assessor  
 Jennifer Dam, UNL Campus Planning & Space Management  
 Hanna:Keelan Associates, PC

i:\pc\notif2009\MISC09010 pcitr



## ATTACHMENT "C"

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**Dave Landis**  
**Urban Development**

**Wynn Hjermstad**  
**Urban Development**

**Bernie Heier, Chair**  
**Lancaster County Board of Commissioners**

**Dr. E. Susan Gourley, Superintendent**  
**Lincoln Public Schools**  
**5901 "O" Street**  
**Lincoln, NE 68510**

**Educational Service Unit #18**  
**c/o David Myers**  
**5901 O Street**  
**Lincoln, NE 68510**

**University of Nebraska-Lincoln**  
**c/o Linda Cowdin, UNL Property Management**  
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**Lincoln, NE 68588**

**President**  
**Southeast Community College**  
**301 S. 68<sup>th</sup> Street Place**  
**Lincoln, NE 68510**

**Glenn Johnson**  
**Lower Platte South NRD**  
**P.O. Box 83581**  
**Lincoln, NE 68501**

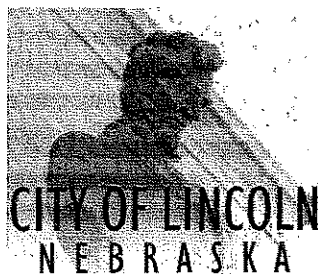
**Rick Peo**  
**Chief Assistant City Attorney**

**Norm Agena**  
**County Assessor**

**Jennifer Dam, Assistant Director**  
**Campus Planning & Space Management**  
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**335 Administration Building**  
**Lincoln, NE 68588-0435**

**Hanna:Keelan Associates, PC**  
**P.O. Box 30552**  
**Lincoln, NE 68503**

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ATTACHMENT "D"

Lincoln-Lancaster County  
Planning Department  
Marvin S. Krout, Director

555 South 10th Street / Suite 213  
Lincoln, Nebraska 68508  
402-441-7491 / fax: 402-441-6377

Lynn Sunderman, Chair  
City-County  
Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

January 22, 2010

TO: Neighborhood Associations/Organizations  
Bernie Heier, Chair, Lancaster County Board of Commissioners  
Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools  
Educational Service Unit #18, c/o David Myers  
Board of Regents, University of Nebraska-Lincoln  
President, Southeast Community College  
Glenn Johnson, Lower Platte South Natural Resources District

RE: **State Fair Park Redevelopment Area Blight and Substandard Determination Study**

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution declaring the **State Fair Park Redevelopment Area** as blighted and substandard is scheduled for public hearing before the Lincoln City Council on **Monday, February 8, 2010, at 3:00 p.m.** in the Hearing Room on the first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska. The study area consists of an estimated 251 acres of public land use area (not including the rights-of-way of Salt, Oak and Antelope Creeks), generally located from 14<sup>th</sup> Street to 27<sup>th</sup> Street, between the Salt Creek and Burlington Northern and Santa Fe Railroad corridors. A map showing the boundaries and a copy of the Executive Summary of the Blight and Substandard Determination Study were previously provided to you.

On January 13, 2010, the Lincoln City-Lancaster County Planning Commission held public hearing and voted 9-0 to find a reasonable presence of substandard and blighted conditions in the proposed State Fair Park Redevelopment Area pursuant to the Nebraska Community Development Law (Miscellaneous No. 09010).

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department (441-7606 or [whjermstad@lincoln.ne.gov](mailto:whjermstad@lincoln.ne.gov)), or the Planning Department staff planner, Brandon Garrett (441-6373 or [bgarrett@lincoln.ne.gov](mailto:bgarrett@lincoln.ne.gov)). The proposed resolution will appear on the City Council agenda for introduction on February 1, 2010, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, January 28, 2010.

Sincerely,

Jean Preister  
Administrative Officer

cc: Dave Landis, Urban Development  
Wynn Hjermstad, Urban Development  
Rick Peo, Chief Assistant City Attorney  
Norm Agena, County Assessor  
Rick Peo, Chief Assistant City Attorney  
Hanna:Keelan Associates  
Jennifer Dam, UNL Campus Planning & Space Management  
JL Schmidt, Executive Director, Heritage Nebraska  
Dan Worth, Architect  
Laurie Richards, Heritage Nebraska <[lrichards2@neb.rr.com](mailto:lrichards2@neb.rr.com)>

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**TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, January 22, 2010 AND FRIDAY, January 29, 2010:**

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, February 8, 2010, at 3:00 p.m.**, in the City Council Hearing Room on first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (441-7606) or the Planning Department (441-7491):

1. A resolution requested by the Director of the Urban Development Department declaring the **"State Fair Park Redevelopment Area"** as blighted and substandard as defined in the Nebraska Community Development Law. The study area consists of an estimated 251 acres of public land use area (not including the rights-of-way of Salt, Oak and Antelope Creeks), generally located from 14<sup>th</sup> Street to 27<sup>th</sup> Street, between the Salt Creek and Burlington Northern and Santa Fe Railroad corridors.

Joan Ross  
City Clerk